

142.0

0007

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

664,600 / 664,600

USE VALUE:

664,600 / 664,600

ASSESSED:

664,600 / 664,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
101		NEWPORT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PINCKNEY ROBERT P & BETTE V	
Owner 2:	
Owner 3:	

Street 1: 101 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	A Bath:	Rating:	643-7976 INT FAIR COND SKUTTLE BSMT SINK IN BSMT.				FFL (70)	14	5	5						
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Average	4	2	8					
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Fair	A Kits:	Rating:	Fpl: 1 Rating:	Avg	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	1	10	FFL (10)					
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>								Other	Upper	Lvl 2	SFL						
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Totals	RMS: 6	BRs: 3	Baths: 1	HB	Lvl 1	Lower	FFL	BMT					
Alt %:	Jurisdict:	Fact: .	Const Mod:	Name:											(676)						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Prim Int Wall: 6 - Average	Sec Int Wall:	Partition: T - Typical	Phys Cond: FFR - Fair	40. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Additions:								
Sec Floors:	Total: 40.3 %	Economic:	Special:			Override:	%	Interior:	1	6	3		Kitchen:								
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical					Baths:					Plumbing:								
Insulation: 2 - Typical	Int vs Ext: F-A	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam					Electric:					Electric:								
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO					Heating:					Heating:								
% Com Wall	% Sprinkled:							General:					Totals	1	6	3					
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>									
				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>				
								WtAv\$/SQ:	AvRate:	Ind.Val		FFL	First Floor	756	173,710	131,325	Sub Area				
								Juris. Factor:		Before Depr:	173.71	BMT	Basement	676	52,110	35,228	% Usbl				
								Special Features:	0	Val/Su Net:	92.59	SFL	Second Floor	676	173,710	117,428	Descrip				
								Final Total:	207400	Val/Su SzAd	144.83	EFP	Enclos Porch	132	47,360	6,252	% Type				
												Net Sketched Area:	2,240	Total:	290,233	Qu					
												Size Ad	1432	Gross Are	2240	FinArea	1432	# Ten			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 142.0-0007-0005.0				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	18X20	F	AV	1960	19.75	T	40	101			4,300		4,300				
More: N	Total Yard Items:	4,300	Total Special Features:		Total:	4,300															